

Minutes of Planning Commission Meeting 06-13, November 20, 2006

Roll Call

Commissioners present were Chair Fitzhugh, Jeffrey, Supplee, Nicosia, and Stones. Michele Braun was present as Clerk. Members of the public present were Christie Arguin, Colin and Tanya Crawford-Stemple, Sheila Bannister and Steven Butler, Jeff Thurston, and David Blythe.

Approval of Minutes

Jeffrey moved to approve the minutes of Meeting 06-12, October 16, 2006. Stones seconded. **The motion passed 4-0-1.**

Subdivisions

Syndi Learned has applied to subdivide her property on Wallace Road. Jeffrey moved to approve the request; Nicosia seconded the motion. **The motion passed 5-0-0.**

Sign Permits

Robert DeFelice has applied for a permit for three signs for DeFelice's Café at 7 South Main Street. Jeffrey moved to approve the request subject to Mr. DeFelice's payment of the \$27 application fee; Stones seconded the motion. **The motion passed 5-0-0.**

Lesley and Robert Evon have applied for a sign permit for Ravenfield Alpaca Farm and sweater shop at 923 Loop Road. Jeffrey moved to approve the request on the condition that the sign is not located within the highway right-of-way; Nicosia seconded the motion. **The motion passed 5-0-0.**

Other Business

The Commission discussed, at substantial length, provisions of state statute and local ordinance relating to the recording of plats following the granting of subdivision permits. Ms. Braun presented the opinion of the municipal counsel (Stitzel, Page & Fletcher). The Commission also heard the opinions of David Blythe on the matter. The Commission wished to follow the advice of counsel that for those permits which have been issued since the by-laws were revised in February, a plat ought to have been recorded, and that plat ought to reflect the information presented to the Commission with the subdivision permit, upon which the Commission based its decision. The Commission directed the Zoning Administrator to review the regulations of other towns for language relating to the definition of a plat, and to present a draft definition of plat at the next Planning Commission meeting. **The Planning Commission took no action at this time; they wish to issue an interpretive memo regarding the definition of a plat and the related filing requirements, to be applied prospectively, following the next meeting.**

Next Regular Meeting

December 18, 2006

Adjournment

A motion to adjourn was made by Stones and seconded by Nicosia. **The motion passed 5-0-0.**

Michele Braun
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.